

DESIGN STATEMENT

September 2023

Amendments to Consented Housing (Areas Z4-01, Z4-02, Z4-03, Z4-04 and proposed new access track)



Taymouth Castle Estate Kenmore, Perthshire

For The River Tay Castle LLP and
Discovery Land Company Ltd



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1) INTRODUCTION

i) Purpose of Statement

1. This Design Statement has been prepared on behalf of applicants The River Tay Castle LLP and their developer Discovery Land Company Ltd in support of a series of planning applications for the proposed amendments to housing designs approved previously under extant consents at Taymouth Castle. The document demonstrates the progression of the development proposals from site analysis and housing development requirements through to the proposed design solution within the context of the Designed Landscape and previously approved estate masterplan.
2. The design team have made significant efforts in understanding the site and site context, its history and heritage and physical condition in order to create a solution that respects its location and is one that provides a sensitive and positive redevelopment of the estate in terms of housing design and vision to and from the designed landscape.
3. This Statement has been prepared following review of the design and environmental statements prepared in 2003 and 2011 in support of consented applications for the redevelopment of Taymouth Castle Estate that were granted planning permission and Listed Building Consent in 2005 and 2011 (application reference 03/02250/PPLB and 11/00533/FLM respectively)
4. This statement should be read in conjunction with the Supporting Statement prepared by Scott Hobbs Planning and other accompanying supporting reports.

ii) Structure of Report

1. This report provides the planning and physical context for the proposed new development and clearly shows an informed design process, resulting in the illustrative masterplan.
2. In order to produce sensitive adjustments to the approved housing design solution we first needed to **understand the place**. This process evaluated the physical and historical characteristics of the site. Having considered these aspects of the site and setting, the proposed opportunities relative to the current owners brief were identified.
3. The **design development** was adjusted and refined to consider and accommodate both the analysis of the design team and the findings of environmental assessments carried out by a variety of relevant consultants. This results in a **design proposal** that clearly shows the evolution of the proposed development and responds to site context and positively contributes to the proposed development.
4. The statement covers the design proposals for all applications for proposed housing and development areas in Zone 4 as illustrated on accompanying drawings.
5. The statement also covers the design proposal and necessity for the new access track to the proposed housing zone through the 'D' of the castle.

iii) Background and Previous Approvals

1. Taymouth Castle and its associated Estate is perhaps one of Scotland's most significant cultural assets. Taymouth Castle is a Category A Listed Building and the Estate is designated as a Historic Garden and Designed Landscape.
2. The landscape has changed over a period of time and use of the Estate has changed. In the 18th and 19th Centuries it was the home of the Campbells of Breadalbane with the high point in this period being the visit by Queen Victoria and Prince Albert in 1842. This historic phase of the Castle and Estate saw many changes in the structures and features present, with most of these now forming albeit important but largely hidden parts of the overall Estate setting today.
3. The more recent phases of the Castle and Estate has seen more dramatic changes in use and fortunes. Following purchase of the Estate from the Campbells in 1929 by the Mactaggart family, the Castle was converted into a Hotel. This period included the laying out of the Golf Course across the parklands by James Braid.
4. Come the outbreak of the Second World War the Castle was requisitioned to serve as a hospital for Polish officers and thereafter was used as a Civil Defence Training Camp in the 1950s. Between 1969 and 1975 it was then a school for the children of American servicemen stationed in Europe but has lain largely unused and un-occupied since that time.
5. Approved development was established by Planning and Listed Building Applications consented in 2005 (application reference 03/02250/PPLB) as amended in 2011 (11/00533/FLM) This included the approval of a total 163 new residential 'estate properties' across the site, summarised below:
 - 26 estate properties in the Castle Riverside area to the east and 4 to the west of Taymouth Castle)
 - 53 estate properties in the Newhall area (including 2 conversions of the existing Newhall Cottages)
 - 57 estate properties in the Sawmills and Dairy Byre area (including 4 conversions of the existing Dairy Byre, Sawmill/ Powerhouse cottages)
 - 4 estate properties in the Tom Na Croich area next to the proposed new golf clubhouse
 - 23 estate properties in the Dairy area (including the conversion of the A listed Dairy)

6. The planning permissions were for works to Taymouth Castle and the construction of 2 of the consented Estate Properties as show.
7. The applicants are committed to realising the majority of the previously approved development, including the important restoration works to the Historic Castle which is currently progressing as part of a multi-million-pound investment to fully restore the Category A Listed Building as existing approvals.

iv) Development Concept

1. Discovery Land Company is a premier US-based luxury residential real estate developer, and their vision for Taymouth Castle Estate is to create a world class resort by implementing sympathetic designs that reflect the cultural heritage of the area, with a dedicated commitment to renovate an important historic landscaped estate and to preserve the grandeur of the location.
2. The concept for the proposed development is to build upon existing consents and deliver a resort of international stature that can ensure the long-term viability of Taymouth Castle Estate. The development will deliver high quality resort facilities and housing that will not only respect the designed landscape but also positively enhance the historic setting.
3. Discovery Land has as a shared ambition to return the Estate to its former glory and secure sustainable resort that will act as a vehicle for the restoration of the Castle and Designed Landscape and help ensure the long-term conservation and management of the estate buildings and landscape.
4. The Taymouth development provides a unique opportunity to provide tangible economic and environmental benefits to the area through continuing engagement with the community. The improvements within the estate will provide significant economic benefits for the local and regional economy and safeguard Taymouth's cultural legacy for future generations.

v) Development Brief

1. The extant consent established the principal for sympathetic development of Estate Property Housing in the area of the estate which forms the subject of the accompanying applications.
2. In order to deliver this brief, the accompanying applications propose modest amendments to the size, design and locations of the previously consented housing in four areas within this part of the estate. These areas have been labelled Z4-01, Z4-02, Z4-03 and Z4-04.
3. The 2011 Consent identified these areas as Zone 2 which is West of The Dairy of Taymouth Estate.
4. As described later in this statement the accompanying designs aim to satisfy these requirements whilst accommodating the necessary development sympathetically within the context of the historic designed landscape.



2011 Consented Masterplan

2) SITE APPRAISAL

UNDERSTANDING THE ESTATE

i) Site Location and Description

1. Taymouth Castle and its Estate are located to the east of Kenmore, at the eastern end of Loch Tay, approximately 7.5 km, west of Aberfeldy on the River Tay. It lies within the Parishes of Kenmore and Dull, Perthshire and stands at the foot of Loch Tay, where the river issues from the loch. The first recorded building on this site was Balloch Castle (Am Bealach) a fortified house built in c.1559 from an original fortified tower.
2. Taymouth Castle lies about one and a half kilometres to the North-East of the village at the central point of a wide bow in the River Tay. Previously the full extent of the Estate lands extended onto the hills from skyline to skyline and beyond, the Designed Landscape using these existing hillsides as a context for its development.
3. Kenmore still effectively remains the Estate Village and stands at the foot of Loch Tay, where the river issues from the Loch, and at the west entrance to the Castle. The Castle is located at grid reference NN 784 466 and is set within a varied, interesting and valuable landscape. It lies just over half a kilometre to the North-East of the village at the geometric centre of a wide bow in the River Tay. The full extent of the Estate lands once extended to the north and south onto the hills from skyline to skyline.
4. The Estate now measures some 180ha and lies mainly on the flat ground within the extended flood plain of the river. Apart from the Castle itself, the landscape of the site contains a number of buildings designed for a variety of functions and embellishments in the park and wider landscape.
5. Taymouth Castle is Category A Listed and its surrounding landscape are arguably amongst Scotland's most important cultural heritage assets. It has laid empty and largely unused for many years. Although some maintenance has been carried out over the years the scale of the building(s) has made the task of keeping them in good order by the previous owners an overwhelming one.

ii) Estate History

1. Taymouth Castle is a Category A Listed Building and the Estate is designated as a Historic Garden and Designed Landscape. The Estate also includes 3 further Category A Listed Buildings (The Dairy, The Chinese Bridge and Maxwell's Tower) along with further Category B Listed Buildings.
2. The landscape has changed over a period of time as the use of the Estate has changed. In the 18th and 19th Centuries it was the home of the Campbells of Breadalbane with the high point in this period being the visit by Queen Victoria and Prince Albert in 1842. This historic phase of the Castle and Estate saw many changes in the structures and features present, with most of these now forming albeit important but largely hidden parts of the overall Estate setting today.

3. The more recent phases of the Castle and Estate has seen more dramatic changes in use and fortunes. Following purchase of the Estate from the Campbells in 1929 by the Mactaggart family, the Castle was converted into a hotel. This period included the laying out of the Golf Course across the parklands by James Braid. Come the outbreak of the Second World War the Castle was requisitioned to serve as a hospital for Polish officers and thereafter was used as a Civil Defence Training Camp in the 1950s. Between 1969 and 1975 it was then a school for children of American servicemen stationed in Europe but has lain largely unused and un-occupied since that time.
4. The Designed Landscape has been evolving over a period of 450 years in six distinct phases reaching its peak in 1862. Historical records, reviews and works of art suggests that the large-scale landscape has been constantly revised in response to changing tastes in landscape design and this has been well documented. The landscape today is essentially a mid-Victorian layout which was a modified 19th Century landscaped park incorporating various features. Since 1922 the designed landscape has ceased to be actively managed and is in an advanced state of decline. The estate is only part of the total designed landscape, which embraces the whole valley. The features of the designed landscape have been laid out to take advantage of the natural scenery and respond to the surrounding landscape.
5. The Designed Landscape comprises the following features:
 - Open space and parkland defined and enclosed by plantation woodland;
 - Garden structures and architectural features in specifically designed settings;
 - Walks and drives which connect the features and have specifically designed views which form vignettes;
 - Places away from the Castle to enjoy the landscape park critically;
 - Elevated interlocking viewpoints from where the wider landscape can be viewed and become part of the landscaped park;
 - Many mature trees including Semi Natural Ancient Woodland, Long Established Woodland of Plantations Origin and ornamental trees.

Key:

1. North Lawn
2. Pleasure Ground
3. North Terrace
(including Inchadney Plantation)
4. Leysian fields
5. South Terrace (including Ladies Mount)
6. Deer Park east
7. Deer Park West
8. South Slope Park
9. Fort Park
10. South Park Slopes
11. Tom More
12. Temple Plantation
13. Kenmore Park North
14. Kenmore Park South
15. Tom na croiche



Landscape Compartments

iii) Landscape Analysis.

1. A detailed assessment of the historic landscape was contained in the Environmental Statement and Landscape Management Plan prepared in support of the 2011 planning approval. These assessments have been used to inform the adjusted siting of new development.
2. The estate landscape contains a diverse mix of woodland, scrub and fern, grassland, marsh as well as burns and water features
3. The estate has been split into a series of distinct compartments which can be located in the figure opposite.
4. Those relevant to the accompanying applications are described below:

Compartment 5: South Terrace (including Ladies Mount)

1. The South Terrace is located on the South bank of the River Tay and follows the natural topography of the riverside (as opposed to the level constructed North Terrace). The terrace line meets with the part of the Bow Walk on the North Lawn and travels West encompassing part of Tom More and Ladies Mount. It is formalised by rampart that exists near to the Castle end of the terrace. Mature beech exist along part of the terrace but they do not appear to have been so precisely planted as the beech trees on the North Terrace. There is now much unchecked tree regeneration along this terrace and the formal beech planting no longer forms a bold even aged line along the terrace.
2. Ladies' Mount is a natural hillock and today compromises of a small, wooded area densely covered with Rhododendron. It has been said to have been a more discreet viewing point for ladies to witness the hangings that occurred on Tom na Croiche. It was previously both an entry point for visitors to the estate and a viewing point with sketches made from here viewing over Kenmore and to the Loch.

Compartment 7: Deer Park West

1. This compartment is located to the southwest of the Castle and adjoins the Deer Park East as the title suggests. It now forms the main section of the Golf Course. The tree plantings are parkland landscape in nature (dominated by large deciduous specimens).
2. Photographic evidence has shown that some of the parkland trees are situated inside areas where the grass is allowed to grow to a long length during the summer while others have fine mowed turf growing up to the base. A stream runs through the southern edge of this compartment.



View of Tom Moore from the Dairy

Compartment 11: Tom More

1. This is a natural hillock that is located between Deer Park West and Kenmore Park North. The vegetation is dominated by mature Rhododendron with associated regeneration, Oak and Beech. The Dairy building is situated within this area on the East face of the hillock, which was worked to form a formal earth terrace.
2. The Dairy has a view over the Deer Parks towards the Castle.
3. Areas appear to be remnants of a previously managed ornamental area with mature box and yew evident.
4. This hillock was once the main viewpoint within the park gaining views to the West and East. The 1720 plan shows trees and a summerhouse on the top, again shown in the 1735 view (Norie/Griffier). The Temple of Venus replaced the summerhouse in around 1755 with contemporary descriptions of surrounding trees and shrubs. 1830 saw the demolition of the Temple of Venus to enable the construction of The Dairy building, said to be built for a visit by Queen Victoria.

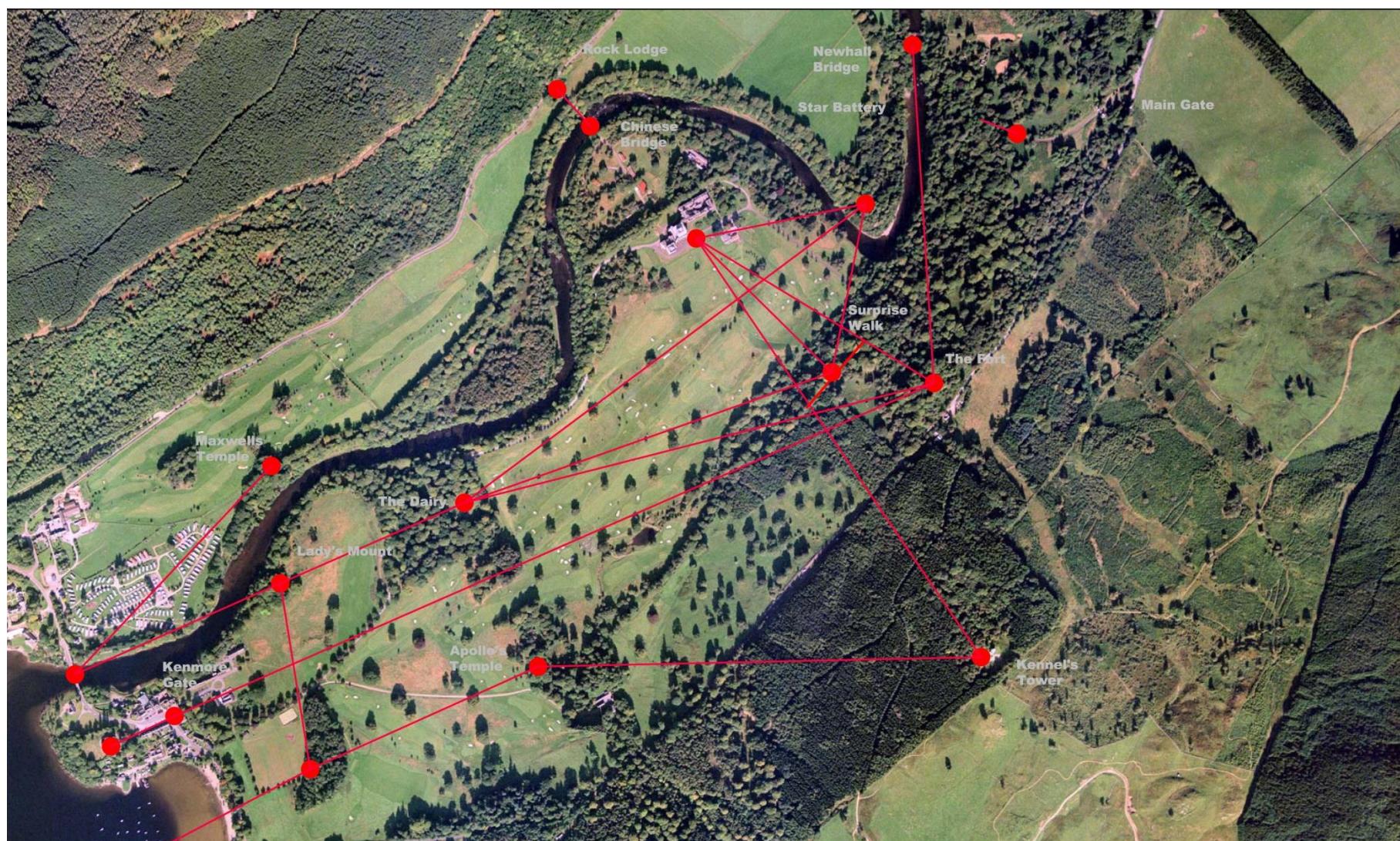


View of Deer Park West from the Dairy (Golf Course under construction)

Compartment 13: Kenmore Park North

1. Located at the North-West of the estate, this compartment is open grass dominated by the golf course. There is a small linear group of trees present along the Southern boundary of this compartment. These trees provide a screening element to the Taymouth Drive, an area of residential housing located within the designed landscape, from the main driveway.
2. Further along the drive from the housing, the trees form an avenue of Cherry that, in terms of health and aesthetics, are found in various conditions.

iv) Key Views from 2011 Consent



Above: Key Views from 2011 Consent

Below: View from Castle Principal Rooms looking over Deer Parks towards South Park Slopes



1. Historic views and important vignettes have been identified across the estate. These are illustrated in the figure opposite and were key in assessing suitable areas the consented housing development. The accompanying amended housing proposals have been designed and assessed so that they will not detrimentally affect these views.
2. The proposed landscape management plan will be implemented as part of the extant consents and will have a major beneficial effect in restoring the landscape to its peak. A major focus of the management plan is to re-instate the original views, and also identified opportunities to improve existing or open up new views, all of which will require selective thinning of trees and undergrowth.

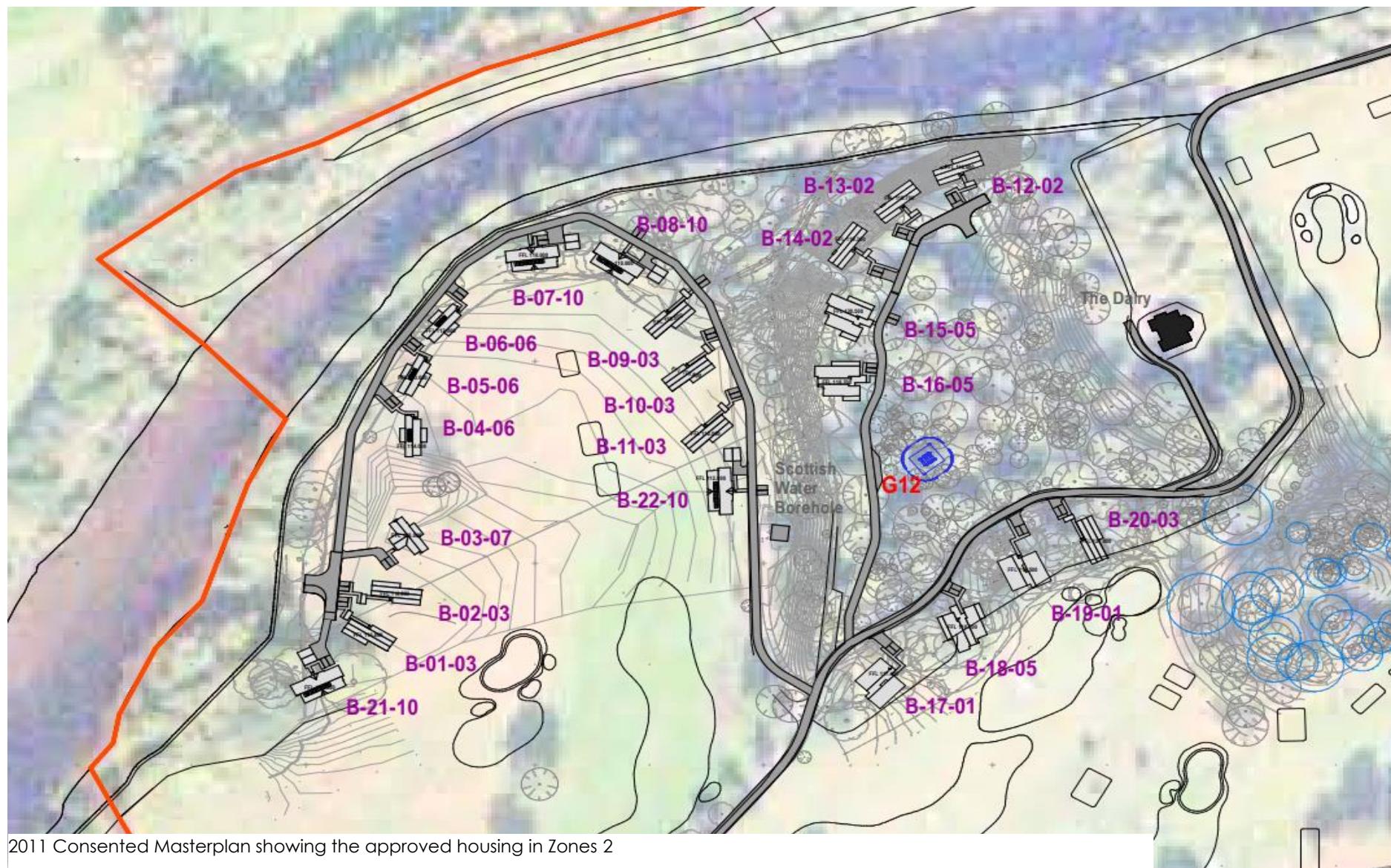
v) Land use

1. Land Use varies across the estate but can be summarised as follows:

	Compartment Area	Land Use
1	North Lawn	amenity tree plantings and storage buildings
2	Pleasure Ground	Unmanaged amenity planting
3	North Terrace (including Inchadney Plantation)	Unmanaged amenity and woodland
4	Elysian Fields	Unmanaged pasture
5	South Terrace (including Ladies Mount)	Unmanaged amenity/pathway along River Tay
6	Deer Park East	Golf course with Clubhouse
7	Deer Park West	Golf course
8	South Slope Park	Plantation and woodland
9	Fort Park	Woodland
10	South Park Slopes	Parkland
11	Tom More	Woodland with residential property
12	Temple Plantation	Woodland
13	Kenmore Park North	Golf course
14	Kenmore Park South	Golf course
15	Tom na Croiche	Woodland

3.0 DESIGN PROPOSALS (ZONE 4)

The Dairy and Tom More (Housing Areas Z4-01 to Z4-04)



View from the top floor of Taymouth Castle of Tom More

The Dairy Building and Tom More

The Dairy Building sits on the top of Tom More as the key heritage feature overlooking the golf course and River Tay, surrounded by mature trees creating an elevated nature retreat on the estate.

Together with other areas and heritages assets across the estate, The Dairy Building and Tom More form part of the designed landscape known as The Landscape Park which was implemented in the Period 1810-1862.

The landscape is a mix of scattered broadleaf tree and plantation woodland which cover the hill of Tom More in varying degrees of density. Many of the trees have fallen/been damaged by natural causes in the last decade and the current owner is in process of clearing those for safety purposes. This process reveals natural clearings in the landscape.

Tom More overlooks both halves of the golf course (formerly the deer park) and contains dense scattered tree planting of different species and contrasts the neighbouring golf course which is dominated by the open grasslands of the golf estate.

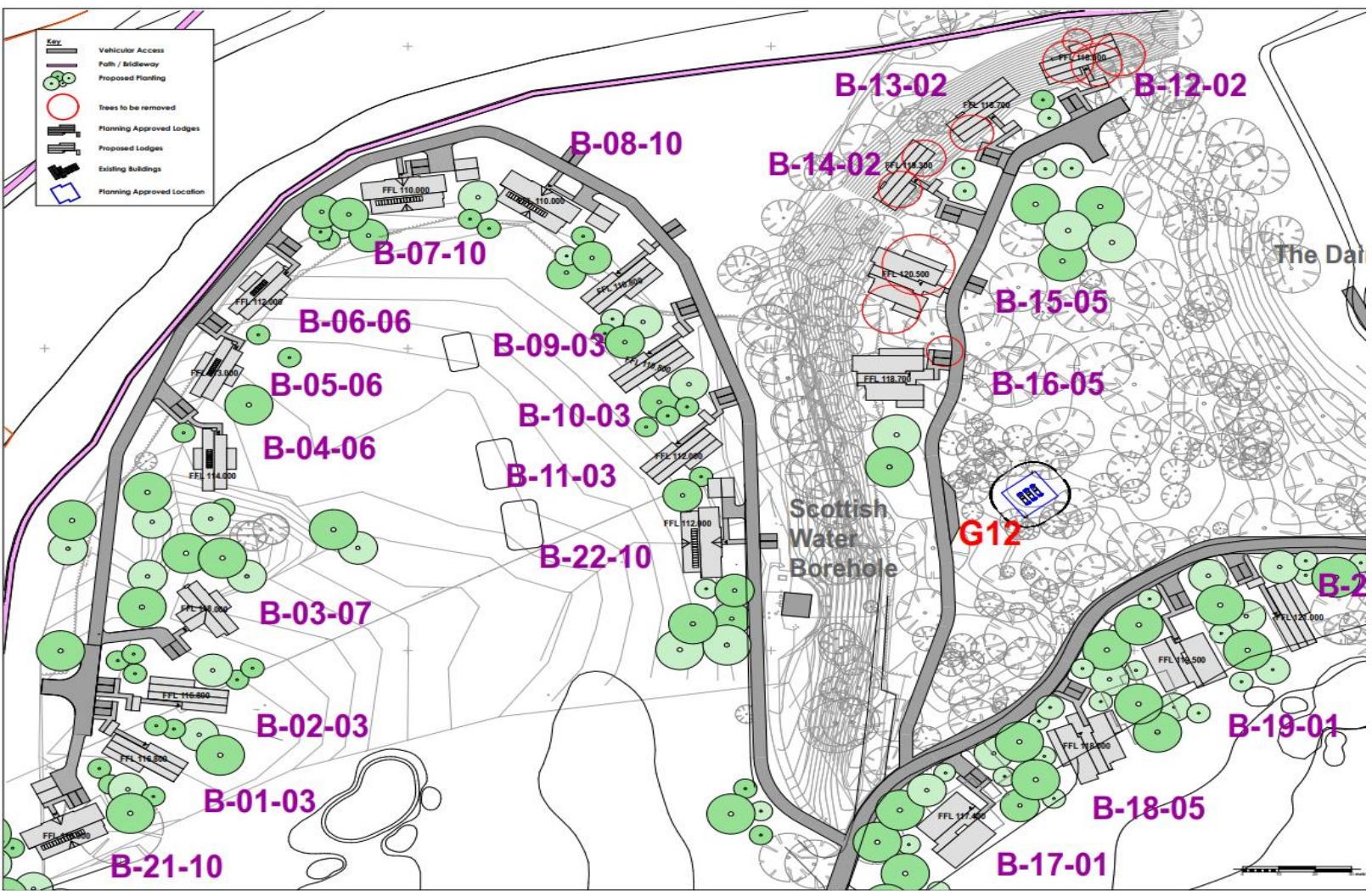
The area can be partially enjoyed from the castle, with tree canopies camouflaging it when in bloom, whilst the steep incline of the proposed sites provides overlooking of the river Tay, the full extent of the golf course and views towards Kenmore and Loch Tay.



Openings between existing trees



The Dairy Building



Above: Housing Consented in 2011 in The Dairy & Tom More area following purification of suspensive conditions



Consented Proposed Estate Property Type 5



Consented Proposed Estate Property Type 6



Consented Proposed Estate Property Type 10

Approved housing types were selected to suit orientation and topography from selection of 10 house types that were designed in accordance with a Design Philosophy to ensure a consistency of architecture, form, and materiality. Images of a couple of the consented 2011 typical house types are shown below:



Consented Proposed Estate Property Type 3

Proposed Housing Development

The accompanying applications identify five separate areas to the West of The Dairy Building in the Tom More area of the estate as illustrated in the figures opposite. The number of houses proposed will be less than consented in Zone 2 under the 2011 approval as summarised below:

Area Z4-01:

Consented Dwellings: 5

Proposed Dwellings: 9

Area Z4-02:

Consented Dwellings: 4

Proposed Dwellings: 7

Area Z4-03:

Consented Dwellings: 0

Proposed Dwellings: 0

Area Z4-04:

Consented Dwellings: 0

Proposed Dwellings: 2

TOTAL:

Consented Dwellings in Zone 2: 22

Proposed Dwellings in Zone 4: 18

The approved location for a majority of these houses is further West from Tom More area (as per the 2011 approval drawing), but after carrying out further site studies, the separate planning applications for each area of Zone 4, propose to relocate the houses closer to The Dairy building and in the Tom More area of the estate. This allows for fewer houses on the golf course and near the bank of the River Tay. The proposed house locations were micro-located in detail to ensure the tree root protection of important trees is protected and that the revised house designs accommodate the existing topography.

Siting of the houses has taken full cognizance of any critical view or vistas across the estate, and in particular the key views identified in the landscape management plan for the estate. A significant opportunity is accommodating views towards Kenmore village and Loch Tay, and across the golf course. House locations and orientation has been developed to maximise these views whilst minimising visual intrusion on the designed landscape.

These design adjustments are described in more detail in the following sections.

Design Proposals

The principal of development in this area of the estate has been established under the extant 2011 consent. As part of the accompanying application the nature of the proposed amended housing proposals in Areas Z4-01 to 04 have been carefully considered against the key design parameters that were established under previous approvals.

Proposed Site Layout

Design Principles

- The proposed adjusted house locations are generally in locations which overlap the footprints of the previously consented housing. The accompanying site plans illustrate the modest relocation of most of the house locations to accommodate plot-by-plot adjustments to suit topography, tree locations and other site-specific factors.
- Plots from further West as approved in 2011, are relocated to the Tom Moore due to detailed findings of the design team which show the approved locations within non-ideal development zones.
- The relocation of the above plots also allows the proposals to minimise the impact of the houses on the riverbank of the Tay and allow a softer edge to the Northern perimeter of the golf course, creating a softer landscape setting to the river and the core path.
- The site planning of the housing has been undertaken at the micro level and each site location has been examined by the master planning and consultant environmental team.
- Each of the identified house sites reflects spaces that exist without removing significant trees except for recent regeneration or dead/dying trees. The accompanying reports prepared by tree consultants Arboretum Internationale identify root protection areas and house positions have been adjusted to avoid impact on these wherever possible.
- Existing estate tracks and tracks that were part implemented by previous owners as part of the extant consent in 2011 are to be re-utilised except for the section to the South of Taymouth Castle to minimize impact on tree roots and for operational and construction access as well as routing of services.
- The houses and associated infrastructure have been located to minimise impacts on the trees and woodland and are individually arranged to achieve a clean, low impact building set within the landscape.
- The siting and construction of the house types has been developed to take full cognisance of areas of potential flood risk.
- Development areas have been assessed in conjunction with ecological consultants so as not to adversely affect the existing habitat and movement of protected species along the riverbanks and through the estate. Please refer to accompanying Ecological Statements prepared by Nigel Rudd Ecology.
- Orientation of each building footprint takes cognisance of site topography and slope and the form and floor levels designed to minimize under building.



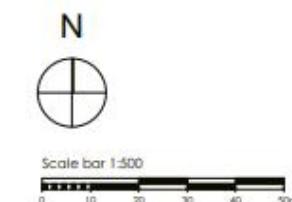
Z4-MP
Proposed Masterplan 1:500

LEGEND:

- Previously Approved House Locations
- Existing Track
- Proposed New Road
- Previously Consented Development
- Proposed House Location
- Existing Trees To Be Retained
- Proposed Drainage System Network

Proposed Developable Area

Z4-01	(approx. 1.66ha)
Z4-02	(approx. 1.96ha)
Z4-03	(approx. 1.95ha)
Z4-04	(approx. 0.67ha)

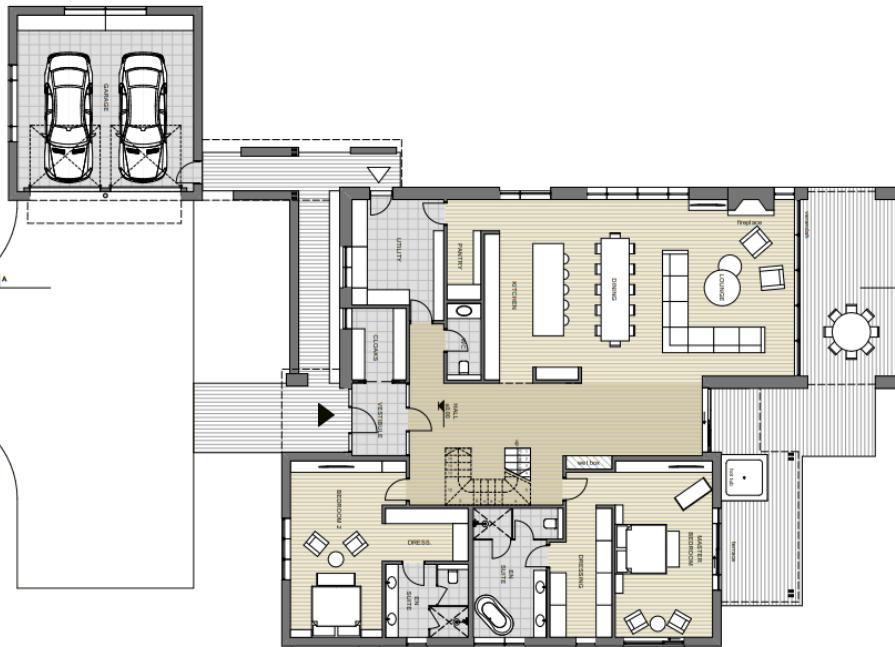


Extract from Site Masterplan drawing showing proposed house footprints in blue fill, with previously consented house footprints illustrated in blue outline for comparison.

Proposed Housing Design



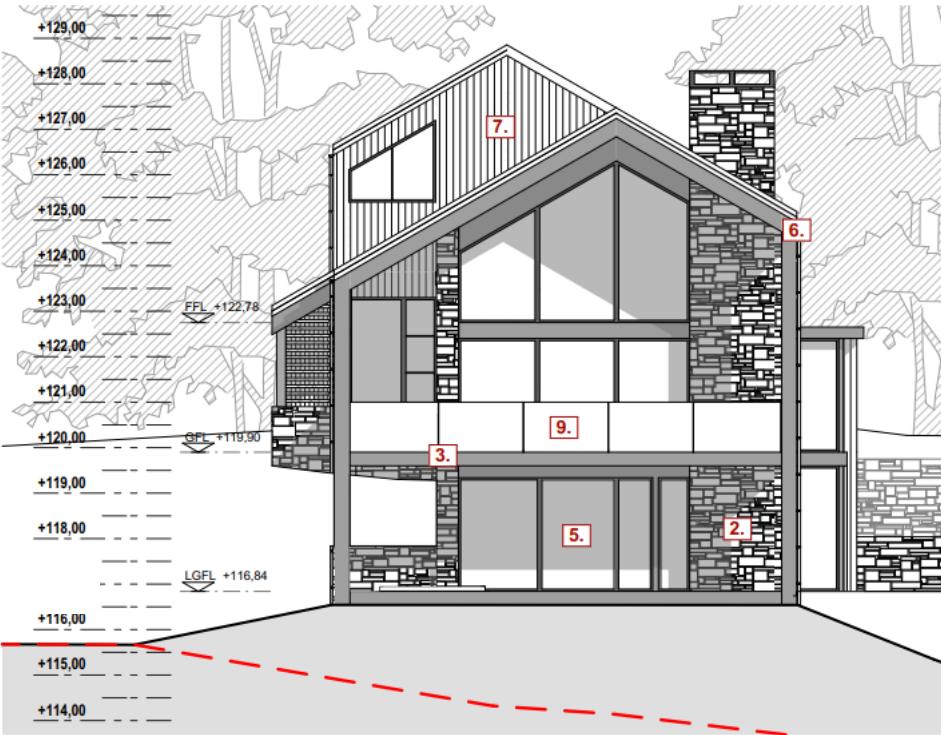
House Plot 1 Proposed Ground Floor Plan



House Plot 17 Proposed Plan



Example of Proposed Elevation 1



Example of Proposed Elevation 2

Scale, Form and Massing

- The previously consented house types incorporated generous overhanging roofs. The proposed housing designs have been modestly enlarged to increase the footprint and area of the building envelope whilst minimising the volume of the proposed house design.
- Where possible garaging has been integrated into the footprint of the house at lower ground floor levels to allow integration within the natural sloping topography whilst minimising visual impact in relation to scale and volume.
- Previous mono-pitch roof forms have been remodelled to incorporate higher pitched gable roofs. This allows a consistent palette of standing seam metal roofing across all house designs in terms of materiality.
- The siting of each house within plots was carefully located to ensure that the visual impact to the site is negligible.

Materials and Detail

The proposed revised housing design shall incorporate a simplified palate of external finishes in materials are to be used that is broadly consistent with the Design Philosophy contained within the 2011 consent as summarised below:

- The overall colour, tone and texture of materials to main walls and roofs shall be in harmony with each other and be complimentary to the hilltop setting.
- Roof finish to pitched and flat roofs is to be in standing seam zinc or grey finished metal roofing.
- Rainwater goods are to be metal and finished in graphite grey paint finish. UPVC and plastic facias, soffits and eaves and other external finishes are not permitted.
- The colour of grey roofing, render, windows and timber stain shall be chosen from a limited range of estate colours.
- Wall shall be principally in timber (cedar or larch if untreated), natural local stone (Grey whinstone unless agreed otherwise). Timber will be either natural (with pre-weathered coating to provide a consistent silver/grey weathered look from the onset), or if stained in a colour consistent with the agreed estate colour range palate.
- Exposed steelwork shall be in a grey consistent with the Estate colour palate.
- Windows and doors should have high quality timber frames aluminium clad finished in grey or to compliment wall finishes and will have a vertical emphasis. Larger areas of glazing are permitted if carefully located to take advantages of light, solar gain, and outward views from the house.
- The buildings should be detailed with clean, simple, uncluttered lines and unnecessary embellishments.

This aesthetic shall ensure a coherent aesthetic which will be consistent across the estate, and which will use natural materials such as stone and timber cladding where appropriate to compliment the hilltop setting.

Landscape Proposals

Landscape design mitigation measures have been fully considered and implemented in the accompanying housing proposals include:

- Micro siting of buildings to minimise tree loss, screen planting and planting to form a setting for the development in the landscape.
- Trees of significant arboricultural value have been retained wherever possible, whilst development will facilitate management of uncontrolled self-seeded trees and vegetation, and removal of trees that are diseased, dying, or dangerous.
- The proposed housing plots are designed to sit sympathetically within the designed landscape with no solid boundary treatments between plots in order to help preserve the character of the landscape.
- It is proposed that some remediation in the form of screen planting shall be introduced between houses with native species appropriate to the historic landscape setting.
- New private driveways within plots will be finished in permeable resin bound surfacing to ensure a high-quality durable finish, whilst enabling a fully SUDs compliant system

It is worth emphasising that as part of the previously approved Landscape Management Plan, Discovery Land have already invested in major compensatory measures to offset these effects are in the form of a comprehensive landscape management programme. The principal objective of this will be to arrest and reverse the decline of the designed landscape and return it to its peak of c. 1862. The guiding principles for the mitigation have been the original objectives of Historic Environment Scotland and are as follows:

- To retain the intrinsic value of the landscape design.
- To retain as many of the significant elements as possible.
- To re-instate elements, where possible.
- To ensure the appropriate management regimes are established and re-established to secure good conservation management of the landscape.

The continuing implementation of the Landscape Management Plan is of course dependant on the income that will be provided by the proposed amended resort housing model and ongoing service charge revenues these will generate.

Sustainability and Renewables

A decade has passed since the approval of the previous house types and the requirements of carbon emission reduction and sustainability have changed considerably in this time.

The proposed housing designs recognise that an opportunity exists to maximise carbon emissions reduction through the installation and operation of low and zero-carbon generating technologies.

It is intended that this is achieved by the incorporation of the following:

- A fabric first approach with a highly insulated building envelope.
- Ground or Air Source Heat Pump Technology (to replace the carbon hungry LPG heating proposed under the extant consent).
- Supplemental biomass stove heating with the opportunity to utilise timber harvested from forest management of the wider estate and neighbouring Newhall.

The applicant's aspiration is for the housing to be integrated within a wider vision for an estate wide strategic Smart Energy approach in order to minimising the development's carbon impact.

Access and Connections

Vehicular Access

- The access strategy for the revised housing area will require a new access track to the North of the Taymouth Castle connecting to the previously consented roads within the estate.
- This proposed vehicular track is required to remove the existing track on the South of Taymouth Castle creating a rough border between the listed building and the golf course. The proposed track to the North of the castle will allow the proposed landscaping and golf course design to create a more spectacular setting and platform for the castle. This track forms the main access for residents to the proposed housing zone around The Dairy building.
- The remaining approved roads were designed to reduce the net impact both visually and environmentally of vehicles travelling through the Estate. Those guests arriving at the Castle and housing zones forming part of this application will make use of the Main East Gate.
- The estate properties will be accessed by existing tracks which will be upgraded to provide single track road access to serve these areas. All upgraded and new roads have been designed to follow existing land contours to minimise the impact and use natural permeable finishes that are aesthetically sensitive to the landscape whilst encourage natural drainage as extant consents.
- As with the extant contents it is intended the amount of vehicular traffic movement within the estate is minimised by encouraging hotel guests and estate residents to use an Estate provided fleet of small electric cars and golf buggies to taxi them around a selected network of roads and tracks within the estate.

Proposed New Road around Taymouth Castle

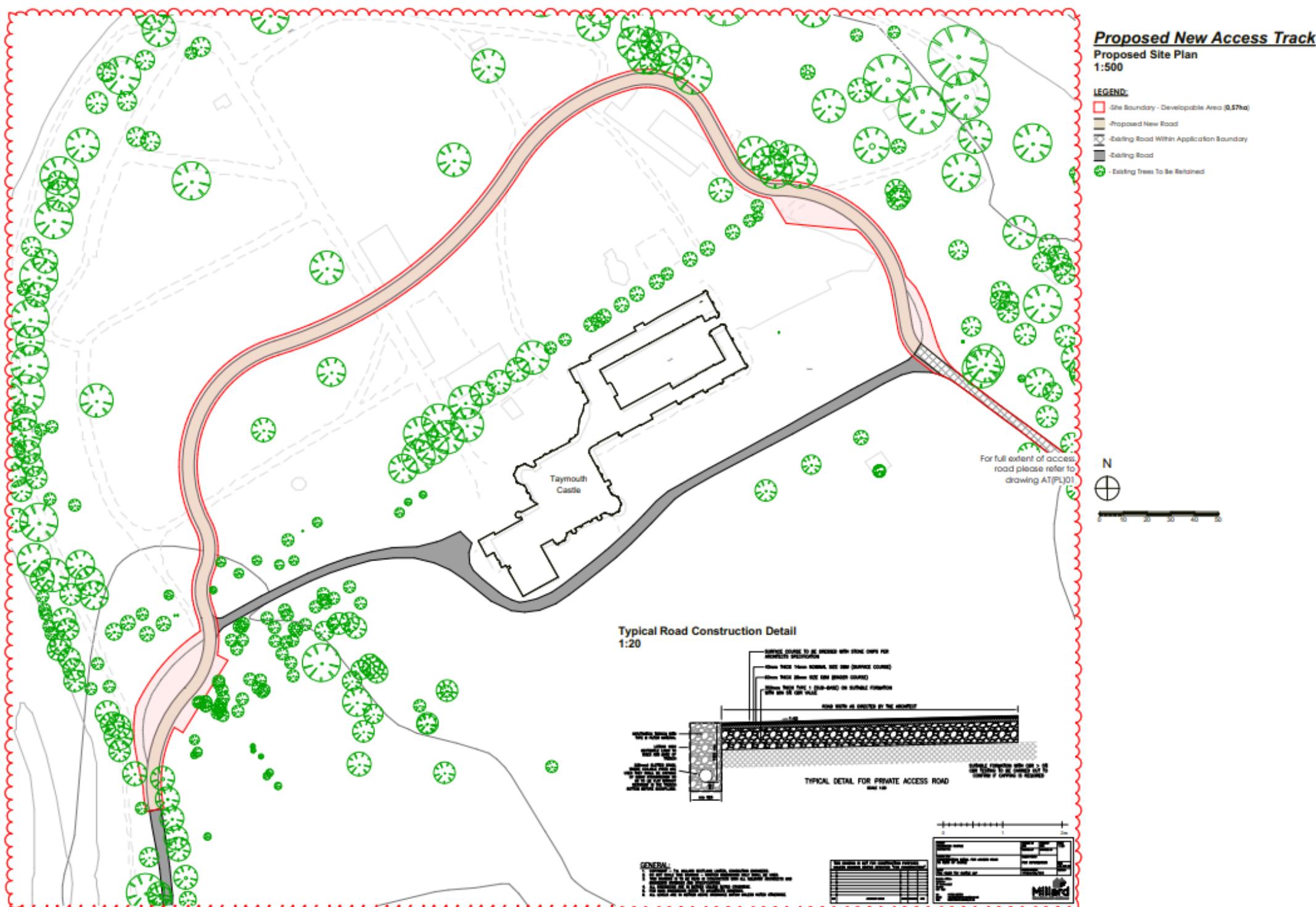
Proposed road design in this application seeks to relocate the existing vehicular access track from the South of Taymouth Castle to the North.

The proposed relocation of the vehicular access will reduce the impact on the setting of the castle within the listed landscape and limit the number of vehicles passing in front of the South Elevation of the castle.

The reduction in vehicular movement will also protect the castle fabric by itself by minimising emissions within close proximity to the historic building and reducing the possibility of vehicles causing damage.

Through this relocation, the users of the castle, the estate and the golf course will have a safer environment provided for them to enjoy the listed landscape with minimal interruption from motorised vehicles.

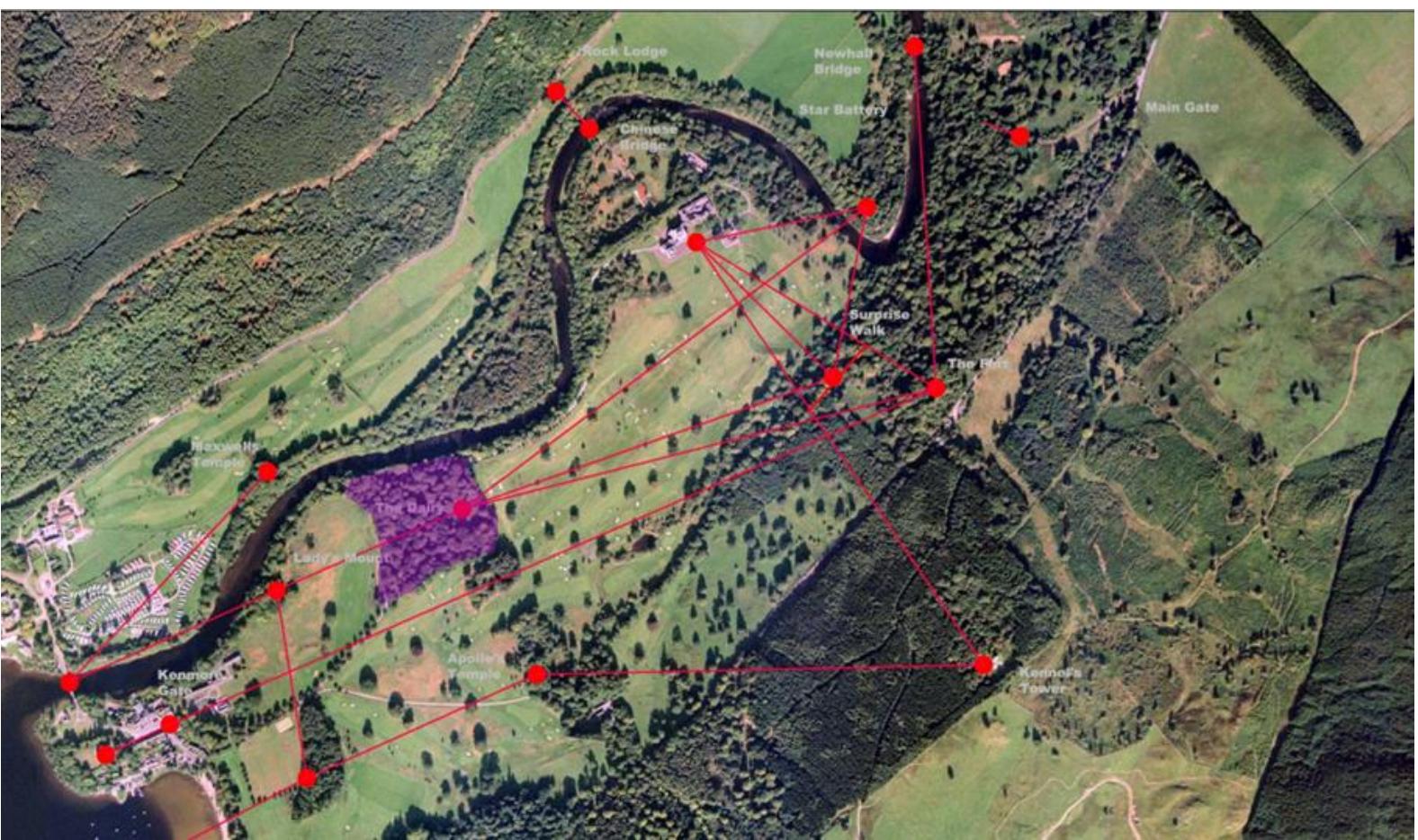
The route of the proposed layout track utilises the existing tracks that were formed in the 'D' over the course of the years and used for maintenance & construction. The direction of the proposed track naturally forms around the existing trees to ensure their respective root protection areas are not invaded.



Visual Impact Assessment

The following visual impact assessment considers the visual impact of the proposed housing amendments as compared to the residential estate properties approved under the 2011 extant consent.

- Whilst areas Z4-01, Z4-02, Z4-03 and Z4-04 sit within one of the key historic vistas identified across the estate (see figure opposite), the proposed housing amendments will not materially impact this view due to large shielding of trees and their canopies with only the existing Scottish Water building highly visible.
- Most proposed house locations are largely consistent with those approved in the extant 2011 consent with consented/proposed housing footprints overlapping. The amended siting of the remainder of houses will have a positive visual effect as they will not be as exposed between around the riverbank and golf course as approved in the 2011 consent.
- Due to the steep topography the lower areas of the slope can accommodate larger housing units amongst the scattered trees without negatively impacting on the views of the Tom More from the golf course.
- Even taking account of the moderate increase in roof heights of the amended house designs, the proposed properties will continue to sit below the elevated Dairy Building thus conserving the views to and from it. House types have been selected to allow integration into the hillside and minimise roof heights.
- The entire area of Tom More is embraced by mature trees and where tree cover already obscures views between Lady's Mount and The Dairy Building (and vice versa). The proposed estate properties in are visually screened from the rest of the estate and the slightly larger housing can be accommodated without detriment to the existing key views.
- The proposed increase in house massing and volume is modest within the context of plot sizes and spacing will have negligible visual impact within the scale and context of the existing landscape.
- Existing trees of arboricultural significance are to be retained, except for several that have been identified as diseased, dying, or dangerous and would require removal in any event.
- The form of each proposed new estate property has been sensitively designed to sit harmoniously within their individual settings and topography. The proposed building forms incorporate stepped levels or are set into existing sloping sites to avoid excessive under building and restrict building heights.
- This will minimise any visual impact of the new elements within the landscape and maintain key vistas across the estate. Great care has been taken to ensure that building forms and new landscaping provides maximum interaction with the countryside.



Overmarked image showing location of the proposals and key vistas.



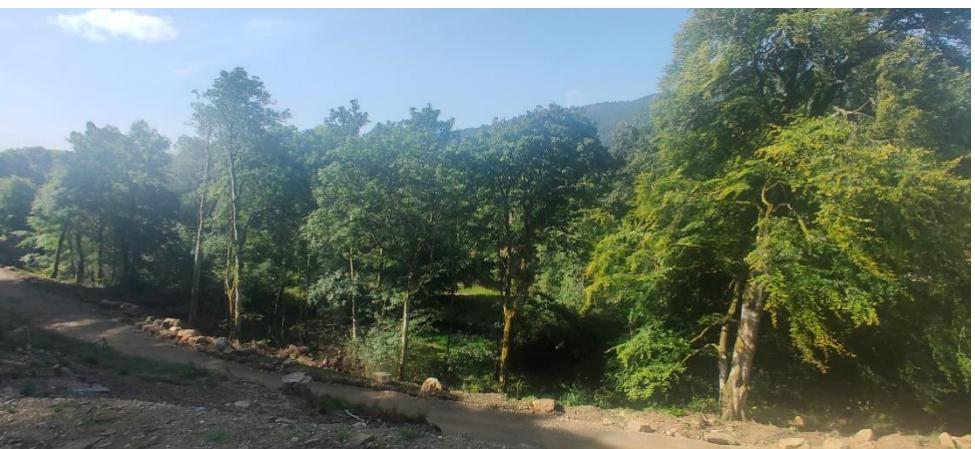
View of Tom More from the Golf Course/Lady's Mount area.



View of Tom More from the Star Battery (not visible).



View of Tom More from The Fort (not visible in summer).



View of Tom More from the Surprise Walk area (not visible in summer).

CONCLUSION

The principle of housing units within a large section of area within Zones Z4-01 through to Z4-04 has been established under the extant consents. The revised housing designs will have some visual impact but the nature of the landscape along with the proposed design and positioning of units within it will allow development to be sympathetically absorbed with negligible visual impact in comparison to existing consents as summarised below:

- New properties will remain strategically located on the lower slopes or highly tree covered areas to maintain views of Tom More area from the golf course and other parts of the estate.
- Sites for relocated properties have been identified between the existing scattered trees of the existing hilltop landscape, thus retaining trees of arboricultural value.
- The overall number of properties within this area of the estate reduces from 22 approved under the 2011 extant consent to 18 proposed properties.
- The modest increase in size of the proposed residential units will not impact on key views to and from The Dairy Building and will have a negligible effect on the views from the Golf Course.
- The any revised siting of each house continues to be strategically positioned within clearings of the existing mature trees which will provide a landscaped visual screening from the estate.
- The limited removal of existing trees and landscaping will be mitigated by new planting to reduce the visual intrusion and to blend it into the woodland. This in combination of the existing mature tree canopy will mean that the key views are protected.
- The revised design of the proposed residential units will provide a hierarchy of design where pitched roofs and a simplified palette of materials will give a coherent and consistent architecture that sits harmoniously with the natural and designed landscape of the estate.

The resulting visual and environmental impacts of the proposed revisions to the previous development are therefore considered very low impact when compared with the extant planning permission. These minor changes should therefore be balanced with the direct and indirect social and economic enhancements that will certainly accrue along with the associated onward investment it will generate and the potential to deliver a long-term sustainable future for one of Scotland's most significant cultural heritage assets.